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13 JPMorgan Chase Bank, N.A.

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

12 JPMORGAN CHASE BANK, N. A.,  
13  
14 Plaintiff,  
15  
16 vs.  
17  
18 SATICOY BAY, LLC SERIES 7612  
19 CRUZ BAY, a Nevada limited liability  
20 company; DESERT SHORES  
21 COMMUNITY ASSOCIATION, a Nevada  
22 non-profit corporation; KONISHI F. EDEN,  
23  
24 Defendants.

CASE NO: 2:17-cv-00886-MMD-GWF

**STIPULATION AND ORDER TO  
QUIET TITLE TO THE SUBJECT  
PROPERTY AND FOR DISMISSAL  
WITH PREJUDICE OF DEFENDANT  
SATICOY BAY LLC SERIES 7612  
CRUZ BAY**

21 Plaintiff JPMorgan Chase Bank, N.A. ("Chase") and Defendant Saticoy Bay LLC Series  
22 7612 Cruz Bay ("Saticoy Bay") (together with Chase, the "Parties"), by and through their  
23 respective counsel of record, hereby stipulate and agree as follows:

24  
25 IT IS HEREBY STIPULATED AND AGREED that title to the property commonly  
26 known as 7612 Cruz Bay Court, Las Vegas, Nevada 89128 (APN 138-16-617-008) is quieted  
27 in the name of Saticoy Bay LLC Series 7612 Cruz Bay.  
28

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1 IT IS FURTHER STIPULATED AND AGREED that nothing in this Stipulation and  
2 Order, or the relief granted herein, shall be construed or deemed to alter, affect, limit, waive, or  
3 restrict the rights of Chase (or any of its authorized agents, investors, affiliates, predecessors,  
4 successors, and assigns) relating to the promissory note (the "Note") described in the Deed of  
5 Trust recorded in the records of the Clark County, Nevada recorder as instrument number  
6 200911300005604 (the "Chase DOT").  
7

8 Saticoy Bay and Chase further agree that this Stipulation and Order is in no way  
9 intended to impair the rights of Chase (or any of its authorized agents, investors, affiliates,  
10 predecessors, successors, and assigns) to pursue any and all remedies against the Borrower(s),  
11 as defined in the Chase DOT and/or Note, that Chase (or any of its authorized agents, investors,  
12 affiliates, predecessors, successors, and assigns) may have relating to the Note, except the right  
13 to judicially or non-judicially foreclose/enforce the Chase DOT against the property described  
14 in the Chase DOT.  
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16 IT IS FURTHER STIPULATED AND AGREED that a copy of this Stipulation and  
17 Order may be recorded with the Clark County, Nevada Recorder.  
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1 IT IS FURTHER STIPULATED AND AGREED that Saticoy Bay shall be dismissed  
2 from this litigation WITH PREJUDICE, with each party to bear its own costs and fees. This  
3 dismissal pertains to Saticoy Bay only and not to any other party.  
4

Dated this 18th day of July, 2018.

5 SMITH LARSEN & WIXOM  
6

7 /s/ Katie M. Weber

8 Kent F. Larsen, Esq.  
Nevada Bar No. 3463  
9 Katie M. Weber, Esq.  
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10 1935 Village Center Circle  
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11 Attorneys for Plaintiff  
12 JPMorgan Chase Bank, N.A.

Dated this 18th day of July, 2018.

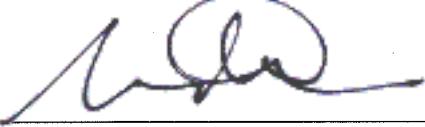
LAW OFFICES OF MICHAEL F. BOHN, ESQ.

7 /s/ Michael F. Bohn

8 Michael F. Bohn, Esq.  
Nevada Bar No. 1641  
9 Adam R. Trippiedi, Esq.  
Nevada Bar No. 12294  
10 376 East Warm Springs Road, Ste. 140  
Las Vegas, Nevada 89119  
11 Attorneys for Defendant  
12 Saticoy Bay LLC Series 7612 Cruz Bay

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14  
15 **ORDER**  
16

17 **IT IS SO ORDERED.**  
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UNITED STATES DISTRICT JUDGE  
DATE: July 18, 2018